

From: [Larry Stevenson](#)
To: [Toronto East York Community Council](#)
Cc: [Pamela Stevenson](#)
Subject: [External Sender] Letter to City Hall re 135 St Clair W Development
Date: September 16, 2025 1:22:25 PM

Lawrence Stevenson



September 16, 2025

Toronto East York Community Council
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: Concerns Regarding Proposed Development at 135 St. Clair Avenue West

Dear Members of the Toronto East York Community Council,

I am writing to express my serious concerns regarding the proposed development at 135 St. Clair Avenue West, particularly with respect to the placement of retail space facing Avenue Road.

As a resident of the neighbourhood and someone with an extensive business background—including significant experience in the retail sector—I believe the current plan to situate retail along Avenue Road is fundamentally flawed. Avenue Road is a six-lane arterial road characterized by heavy vehicular traffic, a lack of street parking, and an environment that is inhospitable to pedestrian activity. It is well known in the community that Avenue Road has long been unsafe for pedestrian traffic, and there is currently no ground-level retail in the immediate vicinity along this stretch.

Retail establishments thrive in areas that are accessible, walkable, and inviting to foot traffic. In contrast, Avenue Road presents a harsh and unwelcoming streetscape for such uses. A more appropriate and successful location for retail would be along St. Clair Avenue West and Foxbar Road, where pedestrian activity is higher and the streetscape is more conducive to retail engagement. Avenue Road, by contrast, would be better suited for loading, service entrances, and other non-pedestrian-oriented uses.

I urge the Council to reconsider the proposed retail placement in this development and to work with the developer to ensure that the design aligns with both the realities of the local streetscape and the long-term interests of the community.

Thank you for your attention to this matter.

Sincerely,
Lawrence Stevenson